

**2022-005658****Klamath County, Oregon**

05/04/2022 10:59:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Deepika Wali6433 Osprey LnKlamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:

Deepika Wali6433 Osprey LnKlamath Falls, OR 97601File No. 533591AM

STATUTORY WARRANTY DEED

Peter G. Bischoff and Pauline Bischoff, Trustees of the Peter G. Bischoff and Pauline Bischoff Revocable Trust, and Peter Bjorn Bischoff and Michael Alexander Bischoff,

Grantor(s), hereby convey and warrant to

Deepika Wali,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 190, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A parcel of land being a portion of Lot 191 of RUNNING Y RESORT, PHASE 3, (Tract 1324) situated in the NE 1/4 corner of Section 9, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at the Southeasterly corner of said Lot 191; thence along the Southerly line of said Lot 191, South 51°13'53" West 184.4 feet to a point at the Northeasterly right-of-way line of Osprey Lane; thence along said right-of-way line, along an arc of a 380 foot radius curve to the left through a central angle of 0°22'57" (the long cord of which bears North 29°00'52" West 2.54 feet) an arc distance of 2.54 feet; thence leaving said right of way North 51°13'53" East 184.59 feet parallel with and 2.50 feet distant from (when measured at right angles) said Southerly line of said Lot 191, to the Northeasterly line of said Lot; thence along said South 34°38'04" East 2.50 feet to the point of beginning.

The true and actual consideration for this conveyance is \$880,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26 day of April, 2022.

Peter G. Bischoff & Pauline Bischoff Revocable Trust

By: Peter G. Bischoff
Peter G. Bischoff, Trustee

By: Pauline Bischoff
Pauline Bischoff, Trustee

M. B. Bischoff
Michael Alexander Bischoff

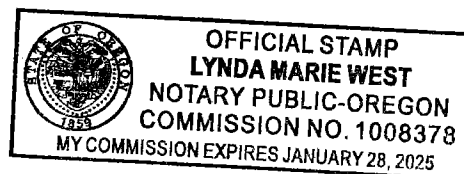
Peter Bjorn Bischoff

State of Oregon } ss.
County of Klamath }

On this 26 day of April, 2022, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Peter G. Bischoff and Pauline Bischoff, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Peter G. Bischoff and Pauline Bischoff Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

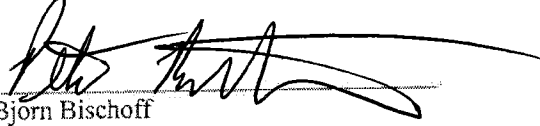
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda Marie West
Notary Public for the State of Oregon »
Residing at: Klamath
Commission Expires: 1-28-25



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Dated this 26th day of APRIL, 2022.


Peter Bjorn Bischoff

State of New York } ss.
County of New York }

On this 26th day of April, 2022, before me, Paul Cotter a Notary Public in and for said state, personally appeared Peter Bjorn Bischoff, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/~~she~~/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of New York »
Residing at: Ulster County
Commission Expires: 1-5-2024

PAUL COTTER
Notary Public, State of New York
No. 01CO6103636
Qualified in Ulster County
Commission Expires Jan. 5, 2024

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State of _____ } ss
County of _____ }

On this _____ day of _____, 20____, before me, _____, a
Notary Public in and for said state, personally appeared **Peter Bjorn Bischoff**, known or identified to me
to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me
that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Klamath }

On this 26 day of April, 2022, before me, Lynda Marie West, a
Notary Public in and for said state, personally appeared **Michael Alexander Bischoff**, known or identified to me to be the
person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-28-25

